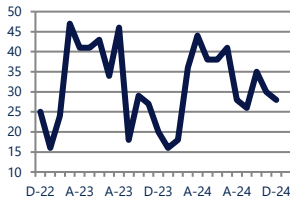


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EASTERN MCLEAN HOUSING MARKET** DECEMBER 2024

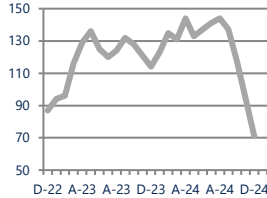
Zip Code(s): 22101

Units Sold
28



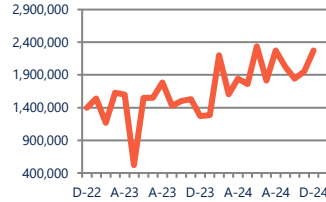
Up
Vs. Year Ago

Active Inventory
71



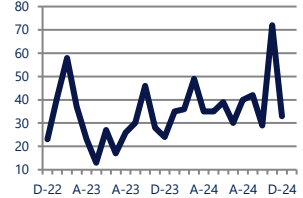
Down -38%
Vs. Year Ago

Median Sale Price
\$2,275,000



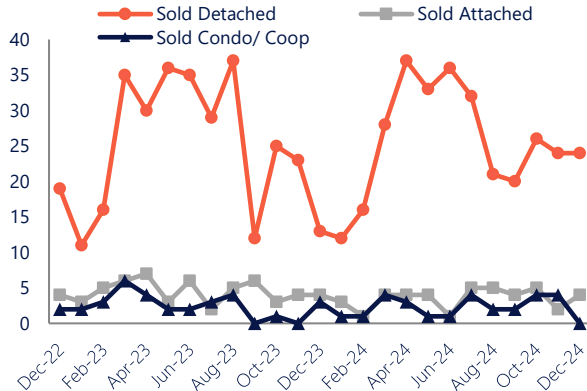
Up
Vs. Year Ago

Days On Market
33



Up 38%
Vs. Year Ago

Units Sold*



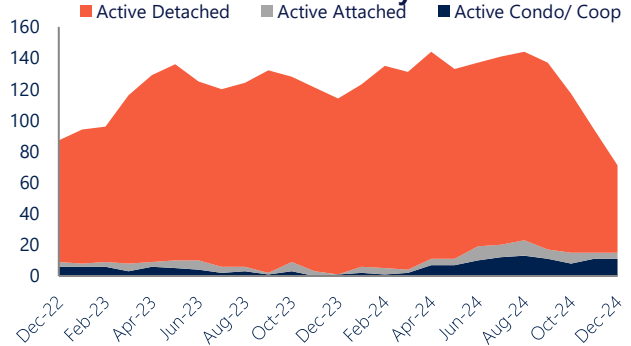
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 28 sold this month in Eastern McLean. This month's total units sold was higher than at this time last year, an increase from December 2023.

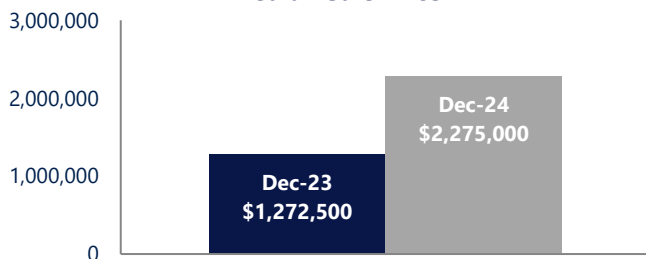
Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 38%. The total number of active inventory this December was 71 compared to 114 in December 2023. This month's total of 71 is lower than the previous month's total supply of available inventory of 94, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Eastern McLean Homes was \$1,272,500. This December, the median sale price was \$2,275,000, an increase of \$1,002,500 compared to last year. The current median sold price is higher than in November. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Eastern McLean are defined as properties listed in zip code/s 22101.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

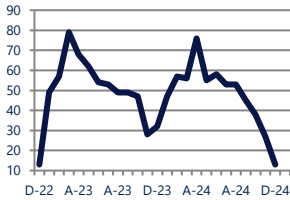
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: EASTERN MCLEAN HOUSING MARKET DECEMBER 2024

Zip Code(s): 22101

New Listings

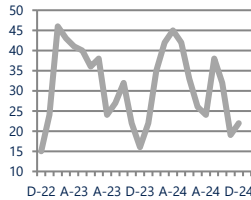
13



Down -59%
Vs. Year Ago

Current Contracts

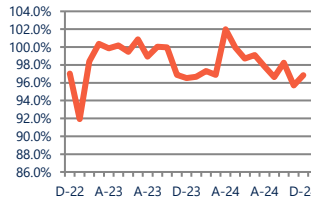
22



Up 38%
Vs. Year Ago

Sold Vs. List Price

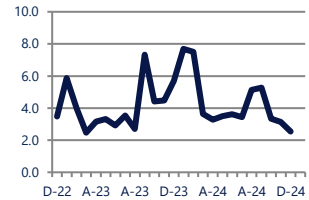
96.8%



No Change
Vs. Year Ago

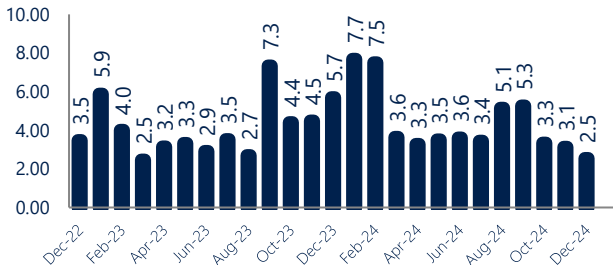
Months of Supply

2.5



Down -55%
Vs. Year Ago

Months Of Supply



Months of Supply

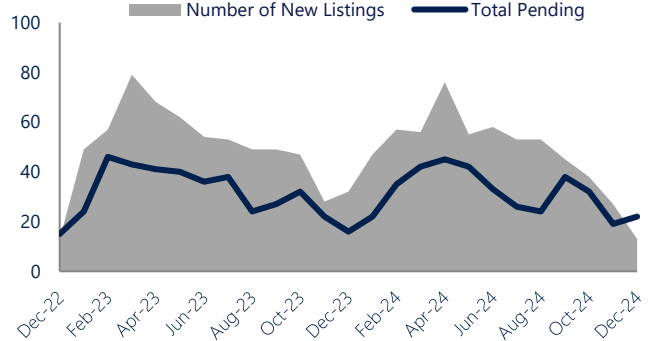
In December, there was 2.5 months of supply available in Eastern McLean, compared to 5.7 in December 2023. That is a decrease of 56% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

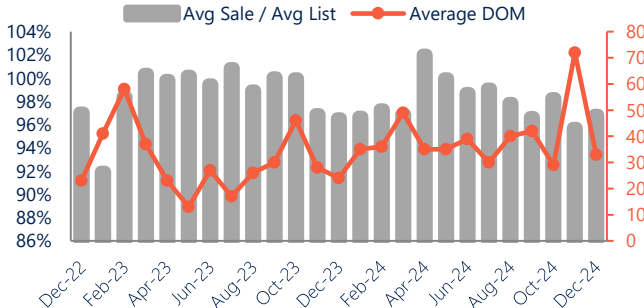
New Listings & Current Contracts

This month there were 13 homes newly listed for sale in Eastern McLean compared to 32 in December 2023, a decrease of 59%. There were 22 current contracts pending sale this December compared to 16 a year ago. The number of current contracts is 38% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Eastern McLean was 96.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 24, an increase of 38%.

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